



**Hathaway Gardens, Waterlooville PO7 8LU**

**welcome to**

## **Hathaway Gardens, Waterloo**

A well presented mid terraced house offering a bright lounge and a kitchen to the ground floor, with two double bedrooms and a bathroom to the first floor. The property boasts a private driveway along with ample street parking and features a private rear garden complete with a patio and lawn.

### **Entrance Hall**

11' 1" x 5' 7" ( 3.38m x 1.70m )

Via UPVC door with double glazed feature oval and double glazed window to the side. Stairs leading to first floor.

### **Kitchen**

11' 1" x 5' 10" ( 3.38m x 1.78m )

Range of wall and base units with work surface over, incorporating single drainer sink unit with mixer tap over. Tall larder cupboard, built-in low level oven with hob and extractor hood over, space for washing machine and upright fridge/freezer. Laminate flooring, walls tiled to principal areas.

### **Lounge**

13' 8" x 11' 9" ( 4.17m x 3.58m )

Double glazed door leading to rear garden and double glazed window to rear aspect. Radiator, laminate flooring.

### **First Floor Landing**

#### **Bedroom One**

11' 9" x 8' 11" ( 3.58m x 2.72m )

Double glazed window to rear aspect. Radiator, carpet flooring.

#### **Bedroom Two**

9' 1" x 8' 8" ( 2.77m x 2.64m )

Two double glazed windows to front aspect. Currently set up as an office. Built in double cupboard and further built in cupboard over the stairs. Radiator, carpet flooring.

### **Bathroom**

Suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Radiator.

### **Outside**

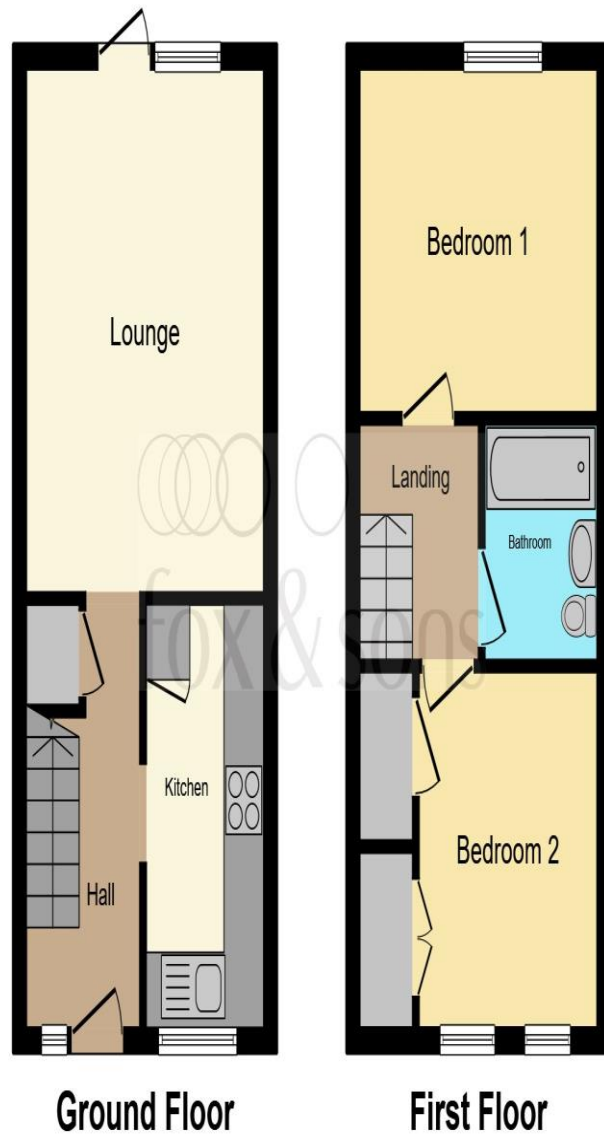
#### **Front**

Off road parking with paving slabs and stones, pathway leading to front door and lawned area.

#### **Rear Garden**

Enclosed by panel fencing with patio and lawn.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Hathaway Gardens,**  
**Waterlooville**

- **\*\* Open House Event 10 May. 10am - 11am.\*\*** By appointment only
- Two Bedroom Mid Terraced House
- Quiet Cul-de-Sac Location
- Off Road Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£270,000**



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